

NCPC File No. ZC 08-07A

Southeast, Washington, DC

Referred by the Zoning Commission of the District of Columbia

Approval of Report to Zoning Commission

Project Synopsis

Commission meeting date: March 5, 2015

NCPC review authority: Advisory - 40 U.S.C. § 8724(a) and DC Code § 2-1006(a)

Applicant request: Approval of report to the Zoning Commission of the District of Columbia

Delegated / consent / open / executive session: Delegated

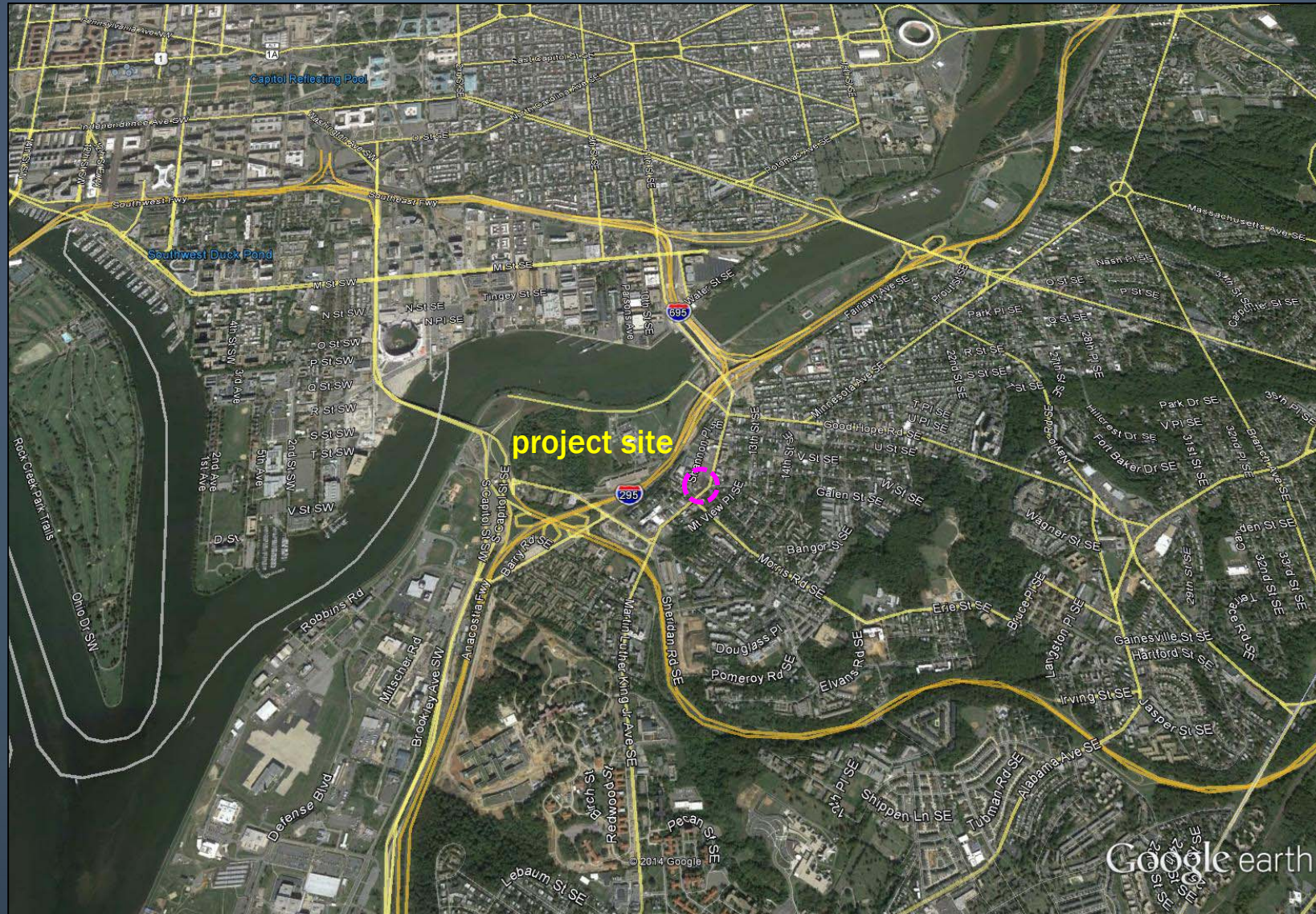
NCPC Review Officer: J. Hirsch

NCPC File number: ZC 08-07A

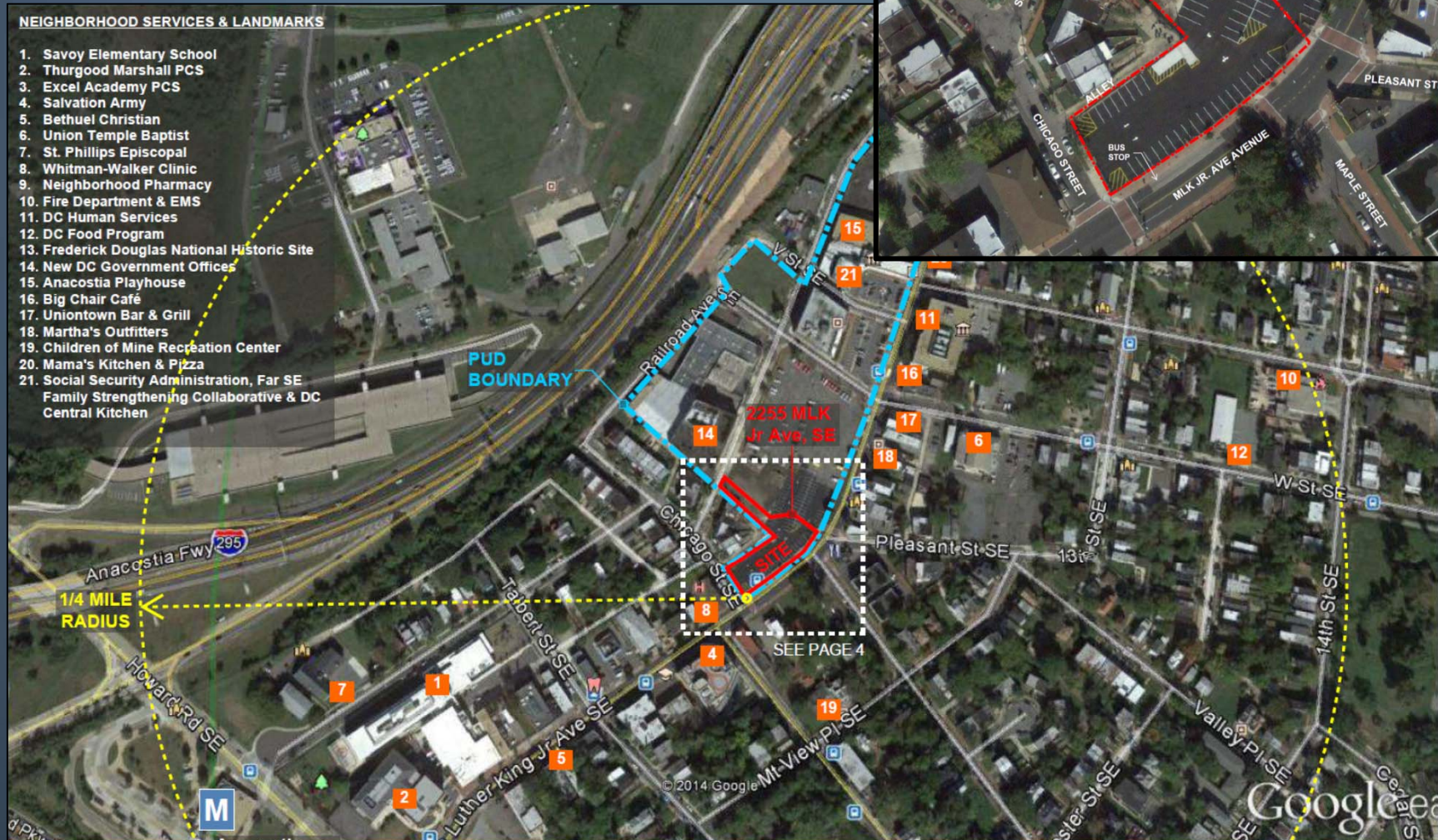
Project summary:

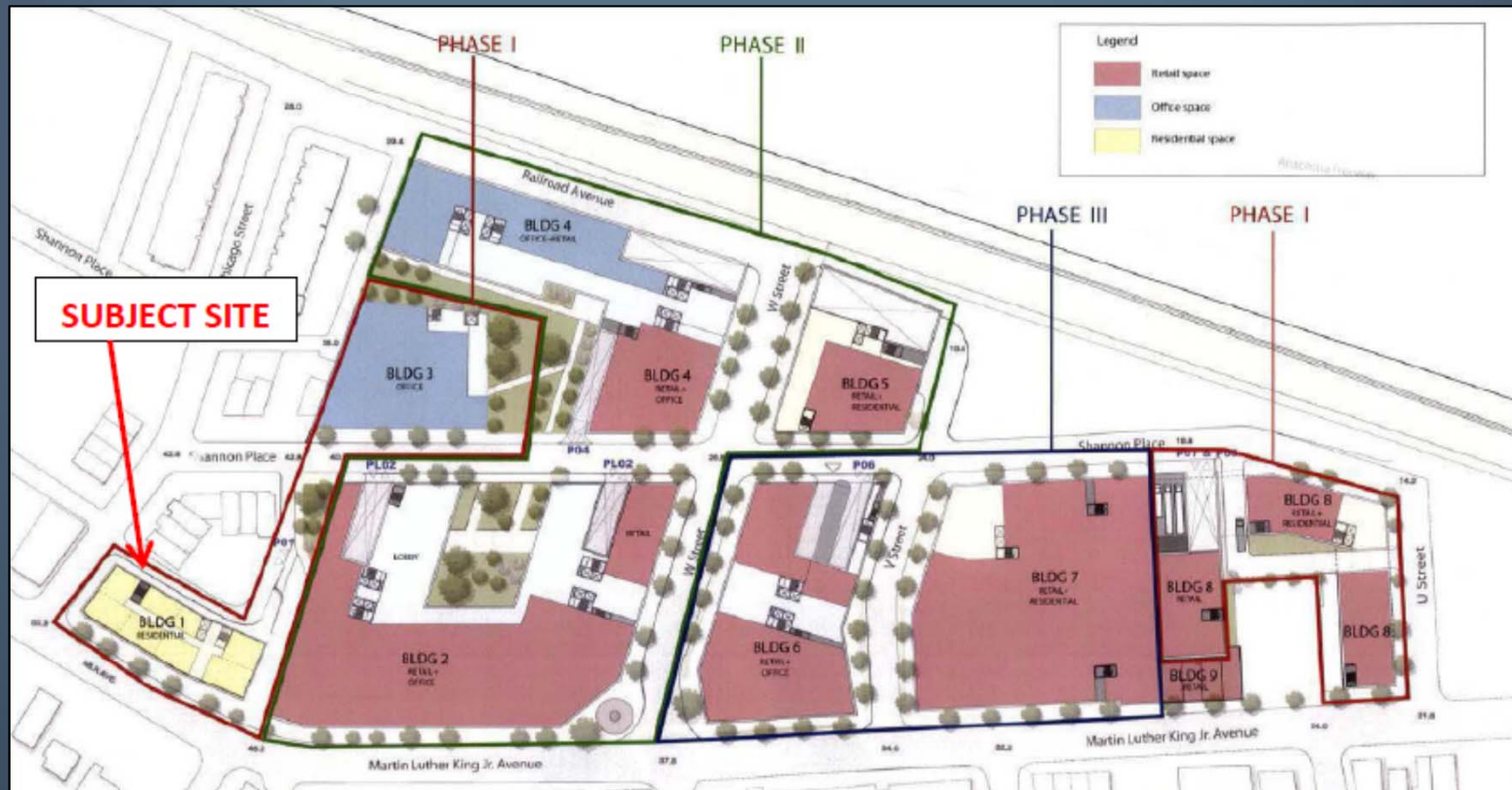
The Zoning Commission of the District of Columbia has referred an application to NCPC from Four Points, LLC to modify a previously-approved First-Stage Planned Unit Development (PUD) and approve a Second-Stage development consisting of one 68,000 square foot, six-level, residential building, known as “Building 1”. The project is part of a larger, planned, three-phase, mixed-use development (7.8 acres in area), situated on a 23,976 square foot site directly adjacent to the Martin Luther King, Jr. Boulevard / Chicago Avenue intersection, across the street from the Anacostia Historic District. The approved First-Stage PUD consolidated 14 separate lots, with a mix of zoning classifications (C-2-A, C-3-A, and C-M-1), into a single C-3-A/PUD zoned development site. The Applicant is requesting relief from various zoning requirements related to the number of total parking spaces provided; number of compact spaces provided; loading area dimensions; and side-yard dimensions.

The building’s architecture is classified as modern, constructed from a combination of aluminum panels, fiber cement panels, and brick. Ground-floor uses include: common space, a leasing office, service space, and several residential units, with residential units located on levels two through six. The building will house a total of 71 units, comprised of six studio units, 49 one-bedroom, and 16 two-bedroom units. The development will provide a mixture of market-rate and affordable units, with 80% of the units (56) offered between 60-30% of the city’s Average Median Income (AMI) and the remaining 15 units offered at above 60% of the AMI. Parking will be provided for building-use only in an underground garage with 26 spaces, accessed from Shannon Place, SE via a rear-side (west) alley/drive, on the opposite side of the building from Martin Luther King, Jr. Boulevard.



Project Location







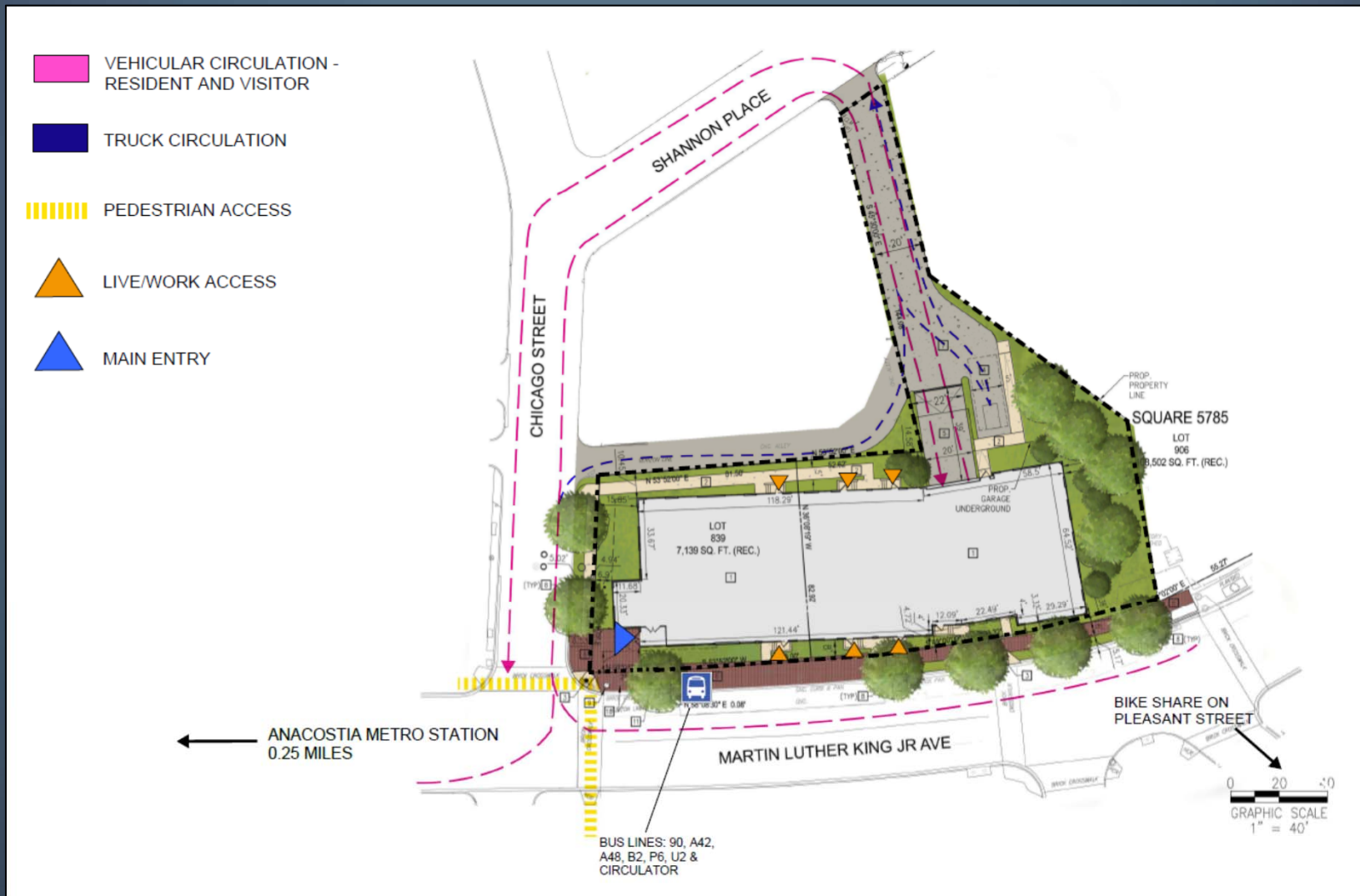
Original



Proposed

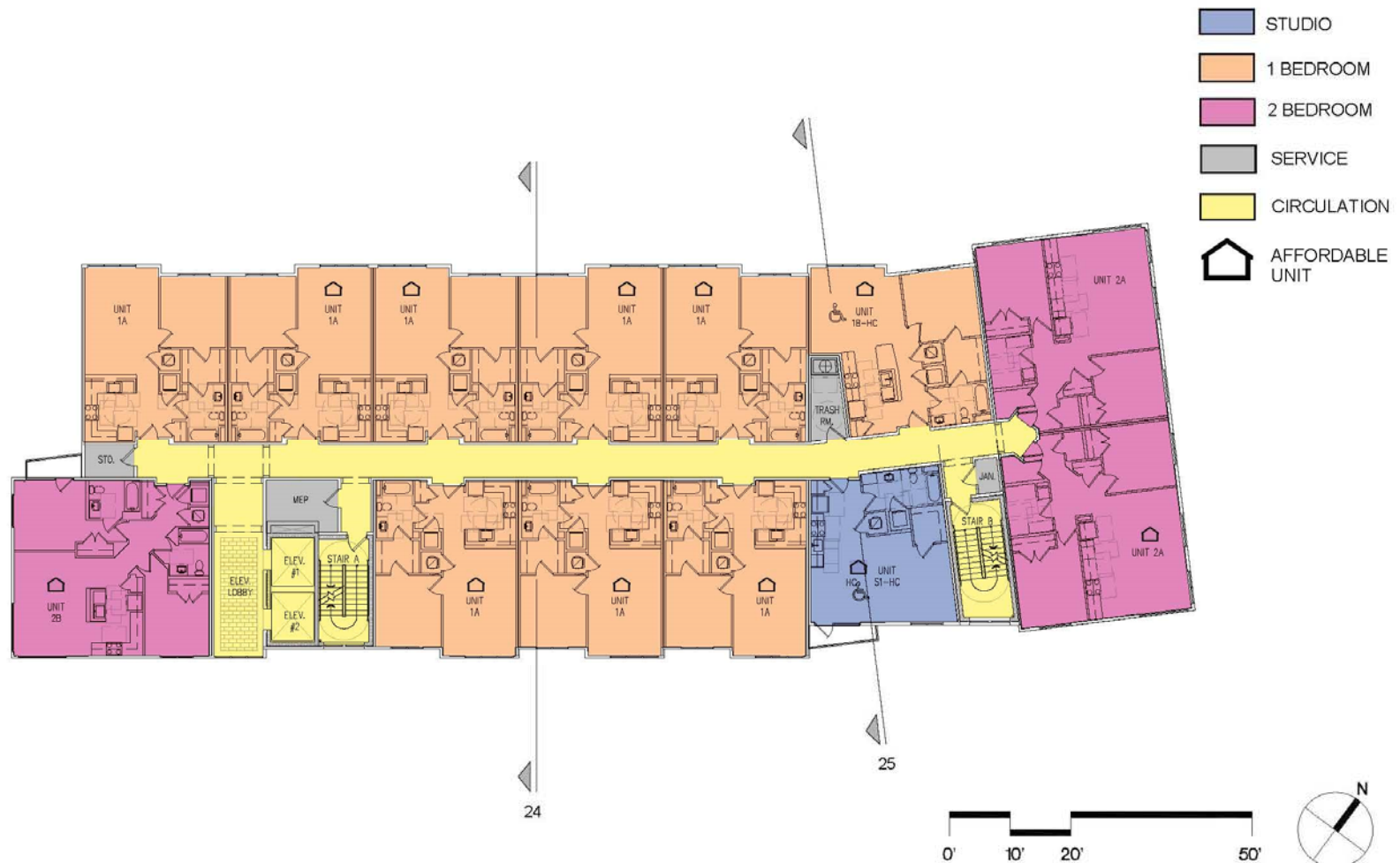


Site Circulation Diagram





Second Floor Plan











Proposed



South and North Elevations

Original



Proposed



Original



Proposed



Various Perspectives

